

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 NW/S Abbey Hill Court, 230' SW *
 of Wuthering Road * DEPUTY ZONING COMMISSIONER
 (206 Abbey Hill Court) *
 8th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District *
 * Case No. 95-269-A
 Mary E. Botterbusch and *
 Robert M. Stevens - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 206 Abbey Hill Court located in the vicinity of Springlake in Timonium. The Petition was filed by the owners of the property, Mary E. Botterbusch and Robert M. Stevens. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) {Section 208.3, R-10, 1958} to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for an attached garage. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of March, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) {Section 208.3, R-10, 1958} to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for an attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 1, 1995

Ms. Mary E. Botterbusch
Mr. Robert M. Stevens
206 Abbey Hill Court
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Abbey Hill Court, 230' SW of Wuthering Road
(206 Abbey Hill Court)
8th Election District - 4th Councilmanic District
Mary E. Botterbusch and Robert M. Stevens - Petitioners
Case No. 95-269-A

Dear Ms. Botterbusch and Mr. Stevens:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~People's Counsel~~

✓ File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 206 Abbey Hill Ct. Timonium

915-269-A which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B (208.3 R-10, 1958)

To allow a sideyard setback of 5 ft. for a proposed addition (attached garage) in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See reverse side.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 2-3-95

ESTIMATED POSTING DATE: 2-12-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 273

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

206 Abbey Hill Ct.
address
Timonium MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We are requesting a reduction of the side setback to 5', in order to construct an attached two-car garage to our home. In the past year, 2 cars have been stolen from neighboring driveways. There are no streetlights on our street and for the safety of our family and the protection of our property, we need this addition.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mary E. Botterbusch
(signature)

MARY E. BOTTERBUSCH
(type or print name)



Robert M. Stevas
(signature)

Robert M. Stevas
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of February, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARY E. BOTTERBUSCH

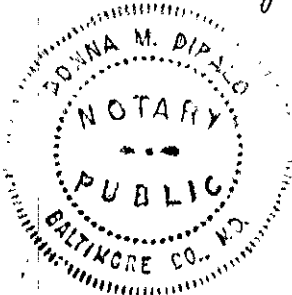
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

February 3, 1995
date

Donna M. DiPalo
NOTARY PUBLIC

My Commission Expires: December 18, 1998



MICROFILMED

ZONING DESCRIPTION

Zoning description for 206 Abbeyhill Court. Beginning at a point on the North side of Abbeyhill Court which is 50' wide at the distance of 230 foot more or less West of the centerline of Wuthering Road which is 50' wide. Being Lot #38, Plat 2 of Section 1, in the subdivision of Springlake as recorded in Baltimore County Plat Book #25, Folio #86, containing 0.32 acres more or less. Also known as 206 Abbeyhill Court and located in the Eighth (8th) Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-208-A

District: 8th Date of Posting: 3/10/85

Posted for: Veronica

Petitioner: Mary Butterbusch & Robert M. Stenz

Location of property: 206 Abbey Hill Ct, NW

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: M. Stenz Date of return: 3/17/85
Signature

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #87-270-SPHA
(Item 207)

2033 B. Joyce Road

Satyr Hill Shopping Center
corner of B/S Joyce Road,
B/S Satyr Hill Road
9th Election District
6th Councilmanic
Legal Owner:

Satyr Limited

Partnership

Contract Purchaser:

Old County Bufile (OCB

Realty Company)

Hearing: Friday

March 3, 1995 at 9:00

a.m. in Rm. 106, County Of-

fice Building.

Special Hearing to approve
an amendment to the approved
plan for the Satyr Hill Shopping
Center per case
#84-280-SPHX. Variance to
permit 347 parking spaces in
lieu of the required 489 spaces.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

2/187 February 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/16, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/16, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-269-A

Account: R-001-6150

Number 15 277

Date 2-3-95

OWNERS: ME. BOTTENBUSCH / R.M. STEVENS
Site: 206 Abbey Hill Ct

\$ 020	Residential Variance (ADMIN) Filing Fee	50.00
\$ 050	Sign & posting	35.00

Total - \$ 85.00

PAID TO BALTIMORE COUNTY
2/3/95

03/03/95
BA 000244 0000-03-95

Please Make Checks Payable To: Baltimore County

Cash

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-269-A (Item 273)
206 Abbey Hill Court
NW/S Abbey Hill Court, 230'+/- SW of Wuthering Road
8th Election District - 4th Councilmanic
Legal Owner(s): Mary E. Botterbusch and Robert M. Stevens

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 12, 1995. The closing date (February 27, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Mary Botterbusch and Robert M. Stevens

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 17, 1995

Ms. Mary E. Botterbusch
Mr. Robert M. Stevens
206 Abbey Hill Court
Timonium, Maryland 21093

RE: Item No.: 273
Case No.: 95-269-A
Petitioner: Ms. Botterbusch
Mr. Stevens

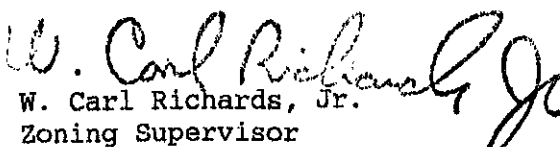
Dear Petitioners:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: FEB. 14, 1995

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: FEB. 13, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 264

267

268

271

272

273

N. Bruce Seely
2-14-95

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

O James Lighthizer
Secretary
Hal Kassoff
Administrator

2-10-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Item No.: *273 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 9, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 261, 264, 269, and 273

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

SPRINGLAKE COMMUNITY ASSOCIATION
HOME IMPROVEMENT PROPOSAL

Owner's Name Robert and Mary Stevens Phone 252-7135

Address 206 Abbey Hill, Timonium, Md. 21093

Item #273

*Rec'd 1/14/95
GPA*

TYPE OF IMPROVEMENT (CHECK ITEM)

<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> PATIO OR PATIO ENCLOSURE
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> ROOF
<input type="checkbox"/> DECK	<input type="checkbox"/> SIDING
<input type="checkbox"/> FENCE	<input type="checkbox"/> UTILITY SHED
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> OTHER

DESCRIBE WORK TO BE DONE

See attached

(Any alteration or addition to existing house should be accompanied by a drawing along with proposal)

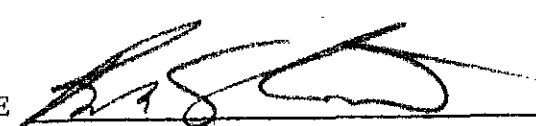
TYPE MATERIALS TO BE USED AND COLOR SCHEME (NOT NECESSARY IF JUST FIXING HOUSE WITH ORIGINAL MATERIALS)

See attached

It is suggested that neighbors on either side of homeowner be notified of said project.

This approval from the Springlake Community Association shall have no bearing on said homeowner's responsibility to obtain the proper permits and follow the guidelines of the Baltimore County Code.

HOMEOWNER SIGNATURE

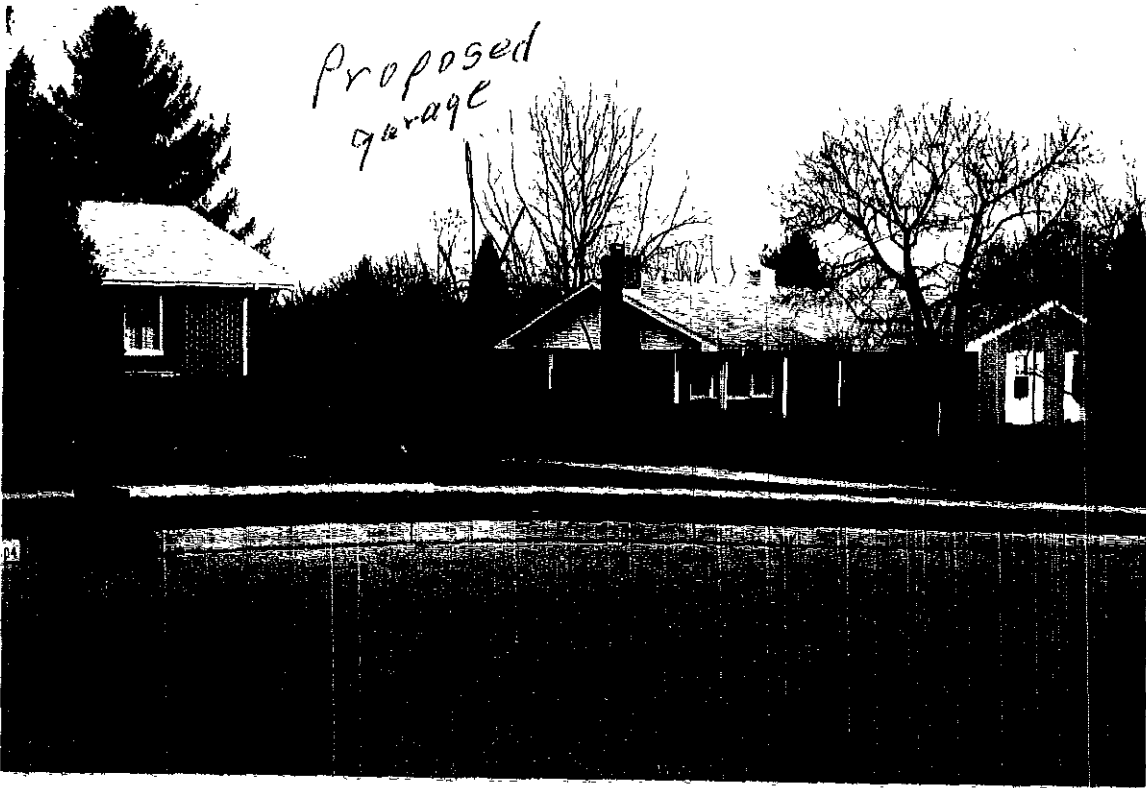


Approved James B. Holloway date 1/9/95

Disapproved _____ date _____

(reason) _____

PROPOSAL SHOULD BE SUBMITTED TWO WEEKS BEFORE MONTHLY MEETINGS



206 Abbeyhill on right.



206 Abbeyhill Court on left.



206 Abbeyhill is on right.

ENCLOSURE

IN RE: PETITION FOR ADMIN. VARIANCE
NW/5 Abbey Hill Court, 230' SW
of Wuthering Road
(206 Abbey Hill Court)
8th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-269-A

Mary E. Botterbusch and
Robert M. Stevens - Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 206 Abbey Hill Court located in the vicinity of Springlake in Timonium. The Petition was filed by the owners of the property, Mary E. Botterbusch and Robert M. Stevens. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 208.3, R-10, 1958) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for an attached garage. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of March, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 208.3, R-10, 1958) to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet for an attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

March 1, 1995

(410) 887-4386

Ms. Mary E. Botterbusch
Mr. Robert M. Stevens
206 Abbey Hill Court
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/5 Abbey Hill Court, 230' SW of Wuthering Road
(206 Abbey Hill Court)
8th Election District - 4th Councilmanic District
Mary E. Botterbusch and Robert M. Stevens - Petitioners
Case No. 95-269-A

Dear Ms. Botterbusch and Mr. Stevens:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 206 Abbey Hill Ct
Timonium MD 21093
8th 21093 206 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

We are requesting a reduction of the side setback to 5', in order to construct an attached two-car garage to our home. In the past year, 2 cars have been stolen from neighboring driveways. There are no streetlights on our street and for the safety of our family and the protection of our property, we need this addition.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

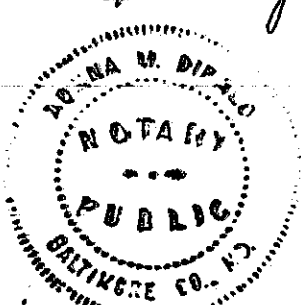
Mary E. Botterbusch
Mary E. BOTTERBUSCH
State of Maryland
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 3rd day of February, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
MARY E. BOTTERBUSCH

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinafter set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

February 3, 1995
Frank M. DiRallo
My Commission Expires: December 18, 1998



ZONING DESCRIPTION

Zoning description for 206 Abbeyhill Court. Beginning at a point on the North side of Abbeyhill Court which is 50' wide at the distance of 230 foot more or less West of the centerline of Wuthering Road which is 50' wide. Being Lot #38, Plat 2 of Section 1, in the subdivision of Springlake as recorded in Baltimore County Plat Book #25, Folio #86, containing 0.32 acres more or less. Also known as 206 Abbeyhill Court and located in the Eighth (8th) Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 2/18/95
Posted for: Variance
Petitioner: Mary E. Botterbusch & Robert M. Stevens
Location of property: 206 Abbey Hill Ct., MD
Location of Signs: Posting on S. Hwy. on property being posted
Remarks: _____
Posted by: [Signature] Date of return: 2/18/95
Number of Signs: 1

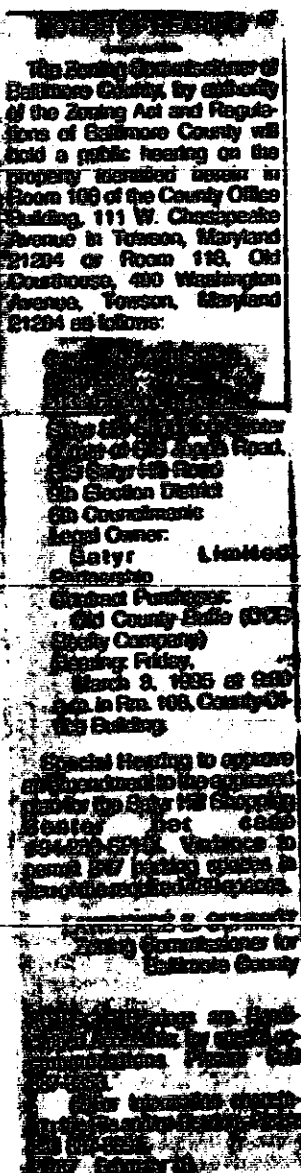
CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/16/95

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/16/95

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 206 Abbey Hill Ct. Timonium which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sectional
1B02.3.B (208.3 R-10, 1958)
To allow a side yard setback of 5 ft. for a proposed addition (a detached garage), in lieu of the required 10 ft.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See reverse side.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase License	Legal Owner
Type of Petition	<u>Mary E. Botterbusch</u>
Signature	<u>Mary E. Botterbusch</u>
Address	<u>Robert M. Stevens</u>
City	<u>Timonium</u>
State	<u>MD</u>
Zip	<u>21093</u>
Address for Petitioner	<u>206 Abbey Hill Ct 252-7135</u>
Type of Petition	<u>Timonium MD 21093</u>
Signature	<u>Timonium MD 21093</u>
Address	<u>Timonium MD 21093</u>
City	<u>Timonium</u>
State	<u>MD</u>
Zip	<u>21093</u>

A Public Hearing having been requested and/or found to be required, it is ordered, that the Zoning Department of Baltimore County, Md., shall hold the subject matter of this petition for public hearing, and shall be held in accordance with the Zoning Regulations of Baltimore County, Md., and the provisions of general circulation throughout Baltimore County, and that the property be recorded.

RECEIVED BY: [Signature] DATE: 2-18-95 Printed with Soy-based Ink on Recycled Paper

200B EST. POSTING DATE: 2-12-95 ITEM # 272

	receipt 95-269-A
Date: <u>2-18-95</u>	Account: R-0014150
Number: <u>272</u>	
<u>Mary E. Botterbusch / R.M. Stevens</u>	
<u>206 Abbey Hill Ct, Timonium</u>	
<u>1B02.3.B - Variance (208.3 R-10, 1958)</u>	
<u>To allow a side yard setback of 5 ft. for a proposed addition (a detached garage), in lieu of the required 10 ft.</u>	
Total: <u>\$40.00</u>	
Please Make Checks Payable To: Baltimore County	

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-269-A (1-4-95)
206 Abbey Hill Court
206 Abbey Hill Court, 230' x 100' SW of Watering Road
8th Election District - 4th Councilmanic
Legal Owner(s): Mary E. Botterbusch and Robert M. Stevens

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact my with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reference regarding the administrative process.

1) Your property will be posted on or before February 12, 1995. The closing date (February 27, 1995) is the deadline for a member to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. The member (a) must be requested relief, (b) will be reviewed by the Zoning or Deputy Zoning Commissioner. The member (a) must be requested relief, (b) will be reviewed by the Zoning or Deputy Zoning Commissioner. The member (a) must be requested relief, (b) will be reviewed by the Zoning or Deputy Zoning Commissioner.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$20.00 charge.

PLEASE REMEMBER THAT ON THE DATE AFTER THE POSTING PERIOD, THE PETITION IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bill Jablon

Arnold Jablon, Director
Office of Planning and Zoning

Mary E. Botterbusch and Robert M. Stevens

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 17, 1995

Ms. Mary E. Botterbusch
Mr. Robert M. Stevens
206 Abbey Hill Court
Timonium, Maryland 21093

RE: Item No.: 273
Case No.: 95-269-A
Petitioner: Ms. Botterbusch
Mr. Stevens

Dear Petitioners:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: FEB. 13, 1995

DATE: FEB. 14, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 264
267
268
271
272
273

N. Bruce Seely
2-14-95

LS:sp

LETTY2/DEPRM/TXTSBB

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-10-95

Re: Baltimore County
Item No.: #273 (JTS)

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 9, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 261, 264, 269, and 273

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3450.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kline*

PK/JL

ITEM261/PZONE/TXTJWL

SPRINGLAKE COMMUNITY ASSOCIATION
HOME IMPROVEMENT PROPOSAL

Owner's Name Robert and Mary Stevens Phone 252-7135
Address 206 Abbey Hill, Timonium, Md. 21093

TYPE OF IMPROVEMENT (CHECK ITEM)

☒ ADDITION ☐ PATIO OR PATIO ENCLOSURE
☐ ALTERATION ☐ ROOF
☐ DECK ☐ SIDING
☐ FENCE ☐ UTILITY SHED
☒ GARAGE ☐ OTHER

DESCRIBE WORK TO BE DONE
See attached

(Any alteration or addition to existing house should be accompanied by a drawing along with proposal)

TYPE MATERIALS TO BE USED AND COLOR SCHEME (NOT NECESSARY IF JUST FIXING HOUSE WITH ORIGINAL MATERIALS)
See attached

It is suggested that neighbors on either side of homeowner be notified of said project.

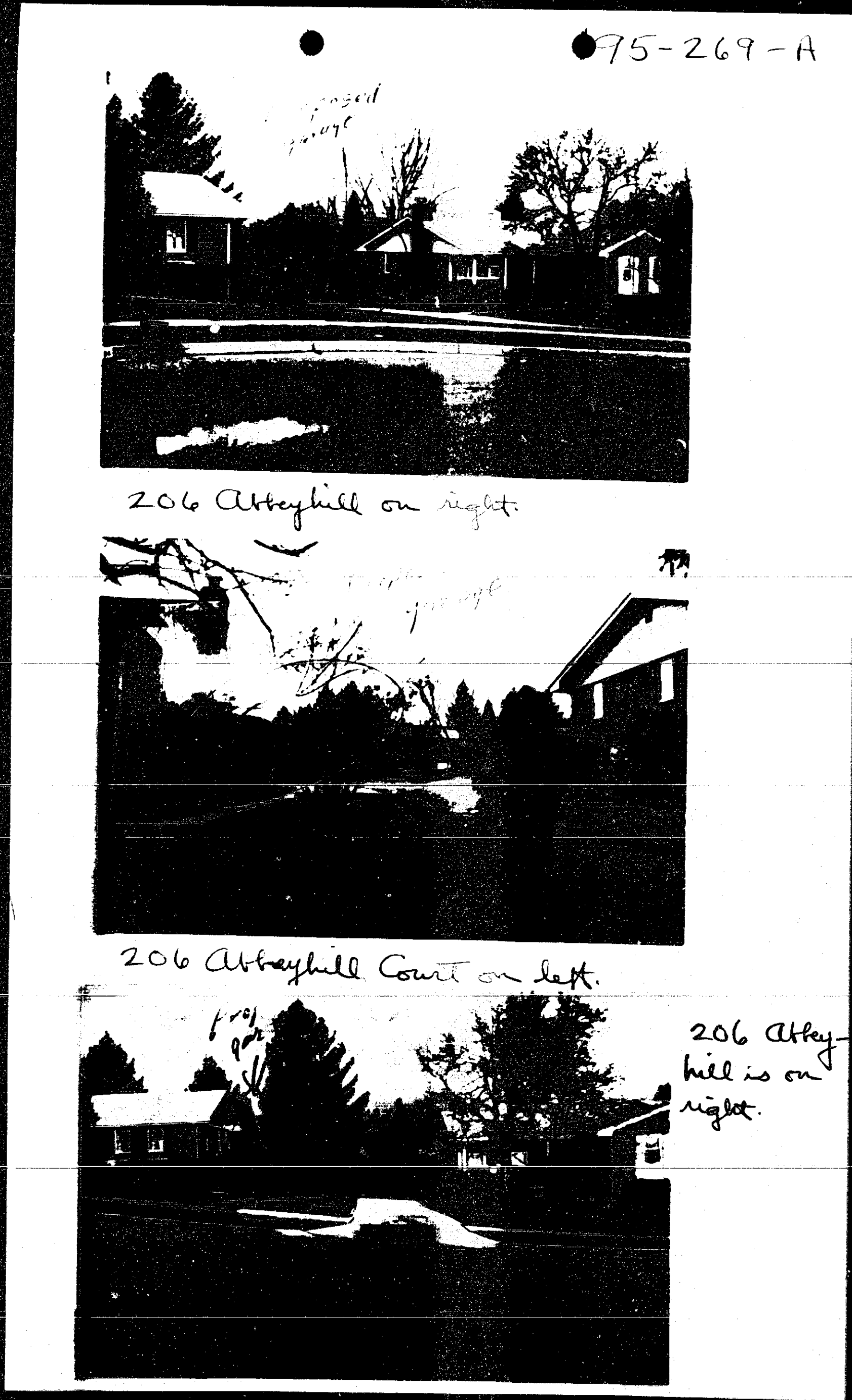
This proposal from the Springlake Community Association shall have no bearing on said homeowner's responsibility to obtain the proper permits and follow the guidelines of the Baltimore County Code.

HOMEOWNER SIGNATURE *Robert Stevens*

Approved *James B. Keller* date 1/9/95

Disapproved _____ date _____
(reason) _____

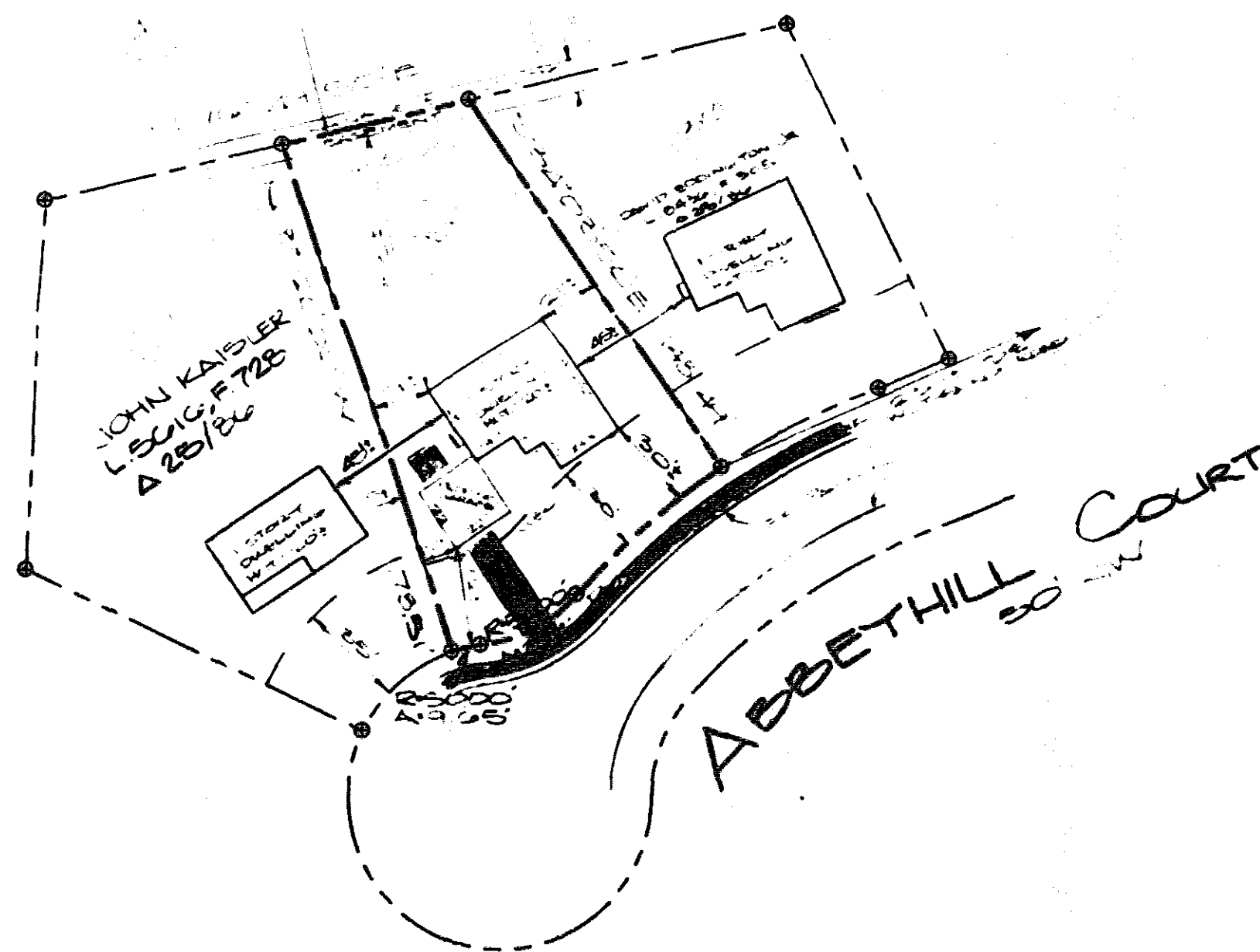
PROPOSAL SHOULD BE SUBMITTED TWO WEEKS BEFORE MONTHLY MEETINGS



Plat to accompany Petition for Zoning X Variance _ Special Hearing

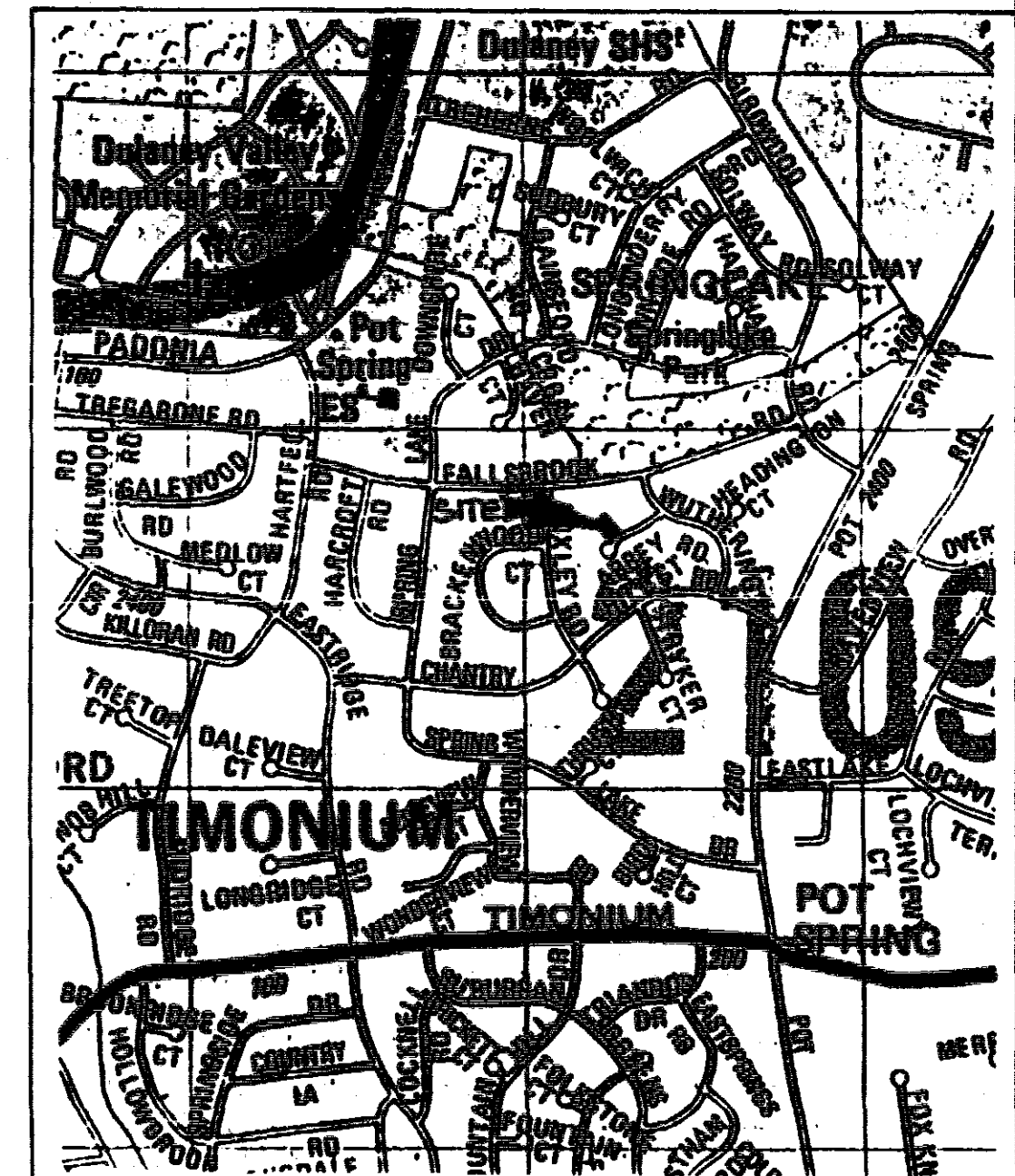
Property Address #206 Abbeyhill Court
plat book 25, folio 86, plat 2 of section 1

OWNER: ROBERT STEVENS AND MARY BOTTERBUSCH
DEED REFERENCE: L 7004 F 473



95-269-A

PET. EX. 1



LOCATION INFORMATION

ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 4
1"=200' SCALE MAP #: NE 15A
ZONING: DR. 35
LOT SIZE: 0.324 ACRES, 14004 sq. ft.

SEWER: ☒ ☐
WATER: ☒ ☐
CHESAPEAKE BAY
CRITICAL AREA ☐ ☒

PARK ZONING HEARINGS:
None

ZONING OFFICE USE ONLY!

REVIEWED BY: *JH* ITEM #: 273 CASE #

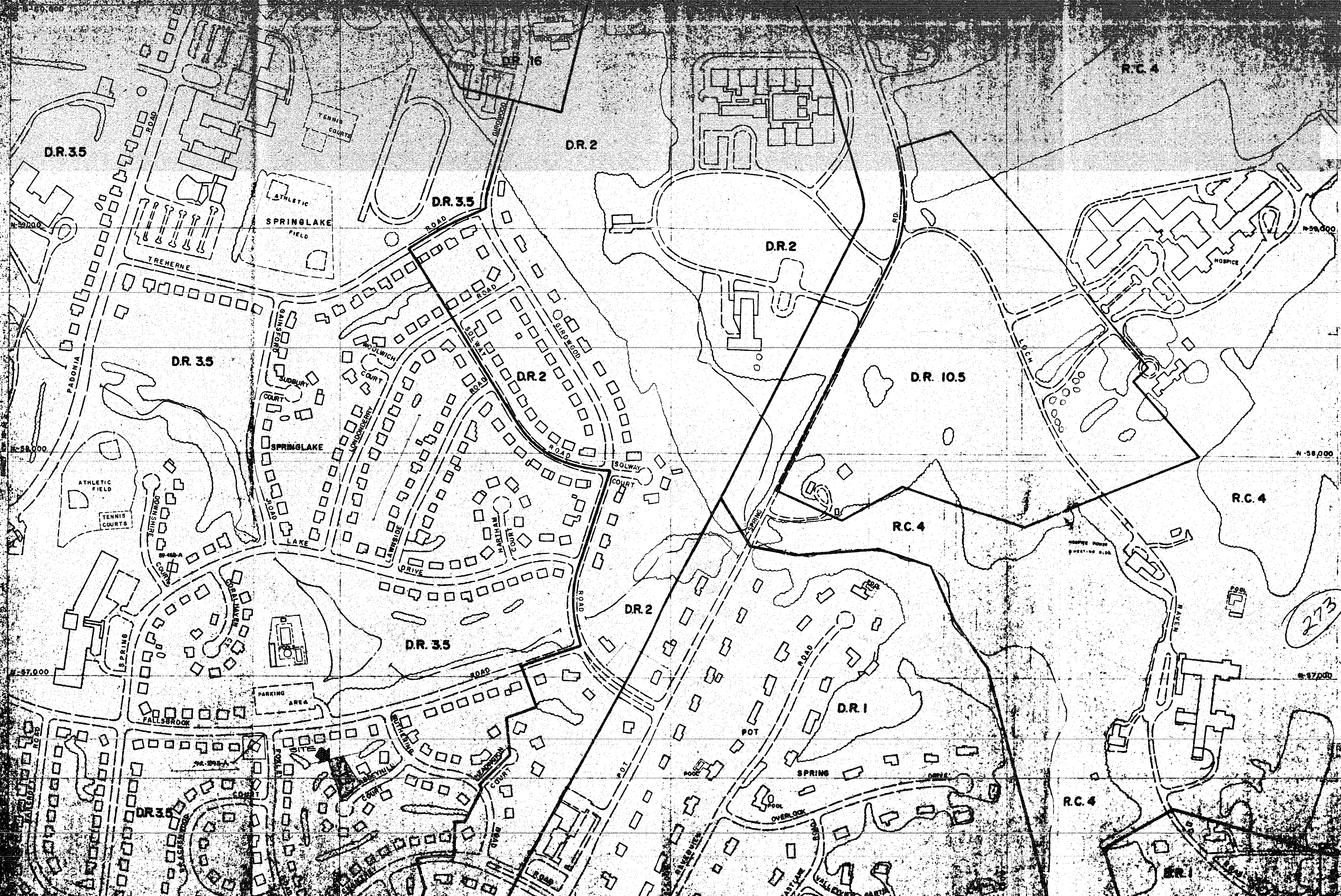
DATE	REVISIONS	DATE
1/16/95		
1/16/95		
1/16/95		

CARROLL LAND SERVICES, INC.
419 EAST MAIN STREET, SPRINGLAKE, MISSISSIPPI 39077
601-484-7777

LOT 38 PLAT 2 SEC 1
SPRINGLAKE

SHEET 1 OF 1
303 sq. ft.
1/16/95 1"=50'

95-269-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

SCALE
1" = 100'

LOCATION
DOCK HAVEN
CAN AREA



95-269-A

273

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'±	LOCH RAVEN	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	DAM AREA	15-A